

ATTACHMENT J3

Robins AFB Water Distribution System

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J3 Robins AFB Water Distribution System

J3.1 Robins AFB Overview

In June 1941, the U.S. War Department gave official approval for construction of an Army Air Depot in Georgia. Construction of this facility, initially known as the Georgia Air Depot, began in September 1941. In December of that year, the bombing of Pearl Harbor increased the urgency of completion of this vital military facility. In August 1942, construction of the new airfield's industrial and cantonment areas were completed, and the second and third phases were completed by April 1943. From the base's opening through World War II, the depot's name changed several times, and it worked in conjunction with several satellite bases.

After the war, the satellite bases closed and the depot was renamed the Warner Robins Air Materiel Area (WRAMA), after Brigadier General Augustine Warner Robins, one of the Army Air Corps' first General Staff Officers and commander of the Fairfield Air Intermediate Air Depot (FAID), Ohio, from 1921 to 1928. The base's designation changed to its current form in 1974, when its new worldwide responsibilities led it to be renamed the Warner Robins Air Logistics Center (WR-ALC).

The basic mission of WR-ALC has not changed since its beginnings in 1941. The primary task of the Center is to maintain Air Force aircraft and their components. The methods of meeting this responsibility have changed only in the equipment itself and the complexity of the workload. Under the guidance of WR-ALC, the Center carries out repair, maintenance, supply, and other related logistics functions.

Robins Air Force Base (AFB) is located in Houston County and lies immediately east of the City of Warner Robins, approximately 16 miles south of Macon, Georgia. Robins AFB comprises approximately 8,855 acres and, as the State's largest industrial facility, supports approximately 25,000 military and civilian personnel. The host tenant at Robins AFB is Warner Robins Air Logistics Center (WR-ALC). There are over 40 military organizations that are currently active at Robins AFB.

WR-ALC is an integral member of the Air Force Materiel Command (AFMC) and is one of three ALCs in the Air Force. Currently, WR-ALC is tasked with providing worldwide logistics management, engineering, and maintenance of weapon systems including the C-5, C-17, F-15, C-141, and C-130 aircraft, and is the Avionics repair center of the Air Force with more than 20 major organizations supporting those activities. Other tenant units are also active at Robins AFB. These include the following:

- Headquarters Air Force Reserve Command (HQ-AFRC)
- 5th Combat Communications Group (CCG)
- 19th Air Refueling Group
- 116th Air Control Wing—JSTARS (ACW)
- 367th Recruiting Group

- Defense Distribution Depot—DLA (Contracted)
- Defense Megacenter Warner Robins
- Electronic Combat Support Flight
- Robins NCO Academy
- 339th Flight Test Squadron
- 653rd Combat Logistics Support Squadron

J3.2 Water Distribution System Description

J3.2.1 Water Distribution System Fixed Equipment Inventory

The Robins AFB water distribution system consists of all appurtenances physically connected to the distribution system, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters, wells, treatment systems, well houses and fences. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Robins AFB's water rights.
- Abandoned water distribution piping and infrastructure(see technical library for additional details).
- Irrigation systems.
- Backflow prevention devices (except for 7 backflow devices located inside the well houses).
- Fire suppression systems (including four pump stations and associated underground distribution piping). Fire hydrants connected to fire pump systems within buildings 641, 1400 and 1555.
- City of Warner Robins-owned sections of water distribution system piping and valves (see technical library for additional details).
- Water supply booster pump stations dedicated to individual facilities.
- 100,000-gallon water supply tank at the Steam Plant (Building 177).
- Well 12, located at Luna Lake.
- Robins AFB SCADA System

J3.2.1.1 Description

The Robins Air Force Base (AFB) water distribution system supplies water for residential, commercial and industrial use on Base. Construction of the water distribution system infrastructure began in the early 1940s and continues today as the installation grows. The system includes water wells, storage tanks, water treatment, distribution piping, valves, meters, and other ancillary infrastructure.

Robins AFB does not receive water from any off-base sources. Robins AFB produces its own water from wells drilled into the Bluffton Aquifer. Seven wells are included with the system (Well Nos. 1, 5, 8, 16, 17, 18, and 19). All of the wells, except Well No. 18, have an emergency generator for backup power in the event of a power outage. In addition to meeting Robins AFB drinking water requirements, the system supplies water to industrial facilities in support of Robins AFB's depot maintenance mission.

Robins AFB's ability to pump its own water is essential to its mission and security. A high emphasis is placed on Robins AFB's ability to operate its water distribution system without interruption, and in the event of an outage, to return the system to service quickly. Degraded or interrupted water supplies will negatively impact the ability of the base to meet its mission and productivity requirements.

The level of water in the elevated tower (Building 175) controls the well pumps. A Microcat Class 9508 Smart RTU system connected to a Westinghouse PC 1100 programmable controller (NUMA LOGIC) controls the well pump motors. A new system is under contract to replace current control system with a new Supervisory Control And Data Acquisition (SCADA) system. The water control system is programmed to pump from different wells depending on the system demand. The system alternates which pump takes the lead every 24 hours. This arrangement distributes the workload to minimize the wear and tear on motors, as well as allow the aquifer time to recover. Well No. 18 is on a stand-alone system controlled by the water level in Storage Tank 2084 (JSTARS). When the new SCADA is installed, Well 18 will no longer operate stand-alone. Robins AFB will not use the SCADA system after privatization to operate or control any system components without prior coordination with the Contractor. Robins AFB will work with the Contractor to institute necessary system safeguards and coordination procedures.

The water distribution system includes four elevated storage tanks (Tank Nos. 2084, 999, 912, and 175), with a total capacity of 2.25 million gallons (MG). All of the storage tanks have cathodic protection and all were cleaned and inspected in November 2001.

Distribution piping is constructed of cast iron (CI), ductile iron (DI), polyvinyl chloride (PVC), and asbestos cement (AC). The most prominent pipe types are CI and DI; however, PVC is also present, but to a lesser extent. AC pipe is uncommon. CI pipe was used when the system was originally installed. In the early 1960s, DI pipe began to be used at the installation. The use of PVC pipe began in the mid to late 1970s. Standard installation practices are to install tracer wire or tape with plastic piping; however, it is not known if all plastic piping was installed with tracer wire or tape. Burial depths of piping averages approximately 4 feet below grade. Approximately 28 percent of the buried piping is beneath paved surfaces.

Robins AFB has excavation restrictions in portions of the Industrial Area due to contamination of subsurface soils and groundwater from spills, leaks, and other releases that predate regulatory restrictions. This restricted excavation area houses machine shops, metal finishing, industrial waste treatments plant and associated underground piping, industrial materials storage, and drummed waste storage facilities. Implementation of the remedy selected in the Excavation Plan for the Industrial Area is required in order to ensure the protection of personnel coming into contact with the site and to eliminate or minimize risk associated with the contamination. This area of the Base is 84% paved, behind security fencing, under building foundations or beneath streets. There is very limited potential for exposure to workers, visitors or trespassers in the area. The most likely scenario in which exposure to contaminated soils might occur is in the event of maintenance or construction activities requiring excavation of affected soil. Maps of the area and a copy of the Excavation Plan for Industrial Area will be supplied in the technical library.

As defined in the ROW, the portion of the system subject to privatization extends from the wells to the edge of the building or upstream side of the building's PIV valves or backflow prevention devices. The exception is the golf course, the Steam Plant and the fire suppression storage tanks at Facilities 95 and 20091. At the golf course, the point of demarcation is the downstream side of the meter, which is downstream of the backflow device. For the Steam Plant (Building 177) the system subject to privatization stops at the upstream side of the backflow prevention device on the service line to the 100,000-gallon storage tank. For the fire suppression tanks at Facilities 95 and 20091, the point of demarcation is the upstream side of the altitude valve on the service line to the tanks.

J3.2.1.2 Inventory

Table 3 provides a general listing of the major water distribution system fixed assets for the Robins AFB water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
MAIN BASE				
PVC Pipe	0.5-in.	340	lf	1995
PVC Pipe	0.75-in.	90	lf	1974
PVC Pipe	1-in.	5,220	lf	1988
PVC Pipe	1.5-in.	460	lf	1990
PVC Pipe	2-in.	2,230	lf	1981
PVC Pipe	2.5-in.	5,900	lf	1977
PVC Pipe	3-in.	1,280	lf	1974

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
PVC Pipe	4-in.	17,450	lf	1978
PVC Pipe	6-in.	3,650	lf	1980
PVC Pipe	8-in.	9,580	lf	1986
PVC Pipe	10-in.	14,620	lf	1984
PVC Pipe	12-in.	12,740	lf	1988
PVC Pipe	18-in.	530	lf	1990
Ductile Iron Pipe	4-in.	550	lf	1960
Ductile Iron Pipe	6-in.	230	lf	1960
Ductile Iron Pipe	8-in.	8,990	lf	1962
Ductile Iron Pipe	20-in.	200	lf	1991
Ductile Iron Pipe	24-in.	1,290	lf	1980
Ductile Iron Pipe	30-in.	5,000	lf	1960
Cast Iron Pipe	1.25-in.	390	lf	1991
Cast Iron Pipe	2-in.	83,510	lf	1957
Cast Iron Pipe	2.5-in.	690	lf	1951
Cast Iron Pipe	3-in.	6,900	lf	1958
Cast Iron Pipe	4-in.	3,290	lf	1954
Cast Iron Pipe	6-in.	85,310	lf	1957
Cast Iron Pipe	8-in.	79,640	lf	1957
Cast Iron Pipe	10-in.	53,030	lf	1950
Cast Iron Pipe	12-in.	24,490	lf	1945
Cast Iron Pipe	16-in.	3,740	lf	1970
Cast Iron Pipe	18-in.	580	lf	1966
Asbestos Cement Pipe	12-in.	470	lf	1943
Cast Iron Gate Valve	0.75-in.	1	ea	1970
Cast Iron Gate Valve	1-in.	7	ea	1983

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Cast Iron Gate Valve	1.25-in.	3	ea	1991
Cast Iron Gate Valve	1.5-in.	3	ea	1952
Cast Iron Gate Valve	2-in.	29	ea	1963
Cast Iron Gate Valve	2.5-in.	6	ea	1972
Cast Iron Gate Valve	3-in.	4	ea	1969
Cast Iron Gate Valve	6-in.	210	ea	1957
Cast Iron Gate Valve	8-in.	187	ea	1958
Cast Iron Gate Valve	10-in.	146	ea	1952
Cast Iron Gate Valve	12-in.	60	ea	1958
Cast Iron Gate Valve	16-in.	3	ea	1960
Cast Iron Gate Valve	18-in.	1	ea	1990
Cast Iron Gate Valve	30-in.	2	ea	1961
Fire Hydrants, Standard	4.5-in.	450	ea	1957
Fire Hydrants, Flush-mount (est. qty.)	4.5-in.	90	ea	1957
Backflow Preventer	4-in.	1	ea	1985
Meters (est. size and age)	1-in.	3	ea	1985
Meters (est. size and age)	2-in.	1	ea	1985
Meters (est. size and age)	4-in.	2	ea	1985
Well No. 1				
Well Drilling, Screening and Casing (26-in. borehole)	12-in. Dia.	370	lf	1975
Surface Seal Well, Concrete-filled		1	ea	1975
Well Development		1	ea	1975
Pump Test Well		1	ea	1996
Well Sterilization		1	ea	1996
Pump, 1800 rpm, 4 stage vertical turbine	100 hp	1	ea	1996
Valve, Swing Check	10-in.	1	ea	2002

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Valve, Check, slow open	10-in.	1	ea	2001
Valve, Air Release	4-in.	1	ea	1996
Meter, Magnetic	10-in.	1	ea	2001
Gate Valve, C.I.	10-in.	1	ea	2002
Gate Valve, C.I.	8-in.	1	ea	2002
Treatment Process Equipment		1	ea	2002
Building (8451), Block	30 x 36	1080	sf	2002
Generator	250 KW	1	ea	2001
Tank, diesel fuel	1000 gal	1	ea	1995
Backflow device	2-in	1	ea	1996
Well No. 5				
Well Drilling, Screening and Casing (26-in. borehole)	12-in. Dia.	390	lf	1963
Surface Seal Well, Concrete-filled		1	ea	1963
Well Development		1	ea	1963
Pump Test Well		1	ea	2000
Well Sterilization		1	ea	2000
Pump, 1800 rpm, 5 stage vertical turbine	100 hp	1	ea	2000
Valve, Check, slow open	8-in.	1	ea	2001
Valve, Air Release	4-in.	1	ea	1997
Meter, Magnetic	8-in.	1	ea	2001
Gate Valve, C.I.	8-in.	1	ea	1999
Gate Valve, C.I.	6-in.	1	ea	1999
Treatment Process Equipment		1	ea	2000
Building (8455), Cinder Block		332	sf	1960
Generator	300 KW	1	ea	2002
Tank, diesel fuel	1000 gal	1	ea	1995
Fencing, Rohn		228	lf	2002
Backflow device	2-in	1	ea	1996

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Well No. 8				
Well Drilling, Screening and Casing (26-in. borehole)	12-in. Dia.	400	lf	1958
Surface Seal Well, Concrete-filled		1	ea	1958
Well Development		1	ea	1958
Pump Test Well		1	ea	2001
Well Sterilization		1	ea	2001
Pump, 1800 rpm, 5 stage vertical turbine	75 hp	1	ea	2001
Valve, Check, slow open	8-in.	1	ea	2001
Valve, Air Release	4-in.	1	ea	1997
Meter, Magnetic	8-in.	1	ea	2001
Gate Valve, C.I.	8-in.	1	ea	1958
Gate Valve, C.I.	4-in.	1	ea	2000
Treatment Process Equipment		1	ea	2001
Building (8458), L-shaped, Cinder Block, (est. size)	20' X 25'	336	sf	1959
Generator	230 KW	1	ea	2001
Tank, diesel fuel	500 gal	1	ea	1995
Fencing, Rohn		270	lf	2002
Backflow device	2-in	1	ea	1996
Well No. 16				
Well Drilling, Screening and Casing (26-in. borehole)	16-in. Dia.	518	lf	1992
Surface Seal Well, Concrete-filled		1	ea	1992
Well Development		1	ea	1992
Pump Test Well		1	ea	1992
Well Sterilization		1	ea	1992
Pump, 1800 rpm, 4 stage vertical turbine	125 hp	1	ea	1992
Valve, Check, slow open	12-in.	1	ea	1992
Meter, Magnetic	12-in.	1	ea	1992
Gate Valve, C.I.	12-in.	1	ea	1992
Gate Valve, C.I.	8-in.	1	ea	1992

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Treatment Process Equipment		1	ea	2000
Building (8466), Brick	24' X 36'	864	sf	1996
Generator	300 KW	1	ea	1995
Tank, diesel fuel	1000 gal	1	ea	1995
Fencing, Rohn		350	lf	2002
Backflow device	2-in	1	ea	1996

Well No. 17

Well Drilling, Screening and Casing (36-in. borehole)	16-in. Dia.	415	lf	1995
Surface Seal Well, Concrete-filled		1	ea	1995
Well Development		1	ea	1995
Pump Test Well		1	ea	1995
Well Sterilization		1	ea	1995
Pump, 1800 rpm, 4 stage vertical turbine	125 hp	1	ea	1995
Valve, Check, slow open	12-in.	1	ea	2001
Valve, Air Release	4-in.	1	ea	1995
Meter, Magnetic	12-in.	1	ea	2001
Gate Valve, C.I.	12-in.	1	ea	1995
Treatment Process Equipment		1	ea	2000
Building (8467), Brick	24' X 40'	960	sf	1996
Generator	300 KW	1	ea	1995
Tank, diesel fuel	1000 gal	1	ea	1995
Fencing, Rohn and brick		230	lf	2002
Backflow device	2-in	1	ea	1996

Well No. 18

Well Drilling, Screening and Casing (42-in. borehole)	16-in. Dia.	525	lf	1994
Surface Seal Well, Concrete-filled		1	ea	1994
Well Development		1	ea	1994
Pump Test Well		1	ea	1994

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Well Sterilization		1	ea	2003
Well Screen (Est. qty)		80	lf	1994
Pump, 1800 rpm, 4 stage vertical turbine	125 hp	1	ea	1994
Valve, Check, slow open	12-in.	1	ea	2001
Valve, Air Release	4-in.	1	ea	1994
Meter, Magnetic	12-in.	1	ea	2001
Gate Valve, C.I.	12-in.	1	ea	1994
Treatment Process Equipment		1	ea	2000
Building (8468), Brick		672	sf	1995
Fencing, Rohn, estimated quantity		270	lf	2002
Backflow device	2-in	1	ea	1996
Well No. 19				
Well Drilling, Screening and Casing	16-in. Dia.	400	lf	2003
Surface Seal Well, Concrete-filled		1	ea	2003
Well Development		1	ea	2003
Pump Test Well		1	ea	2003
Well Sterilization		1	ea	2003
Pump, 1800 rpm, 5 stage vertical turbine	100 hp	1	ea	2003
Valve, Check, slow open	12-in.	1	ea	2003
Valve, Air Release	4-in.	1	ea	2003
Meter, Magnetic	12-in.	1	ea	2003
Gate Valve, C.I.	12-in.	1	ea	2003
Treatment Process Equipment		1	ea	2003
Building (8459), Brick		300	sf	2003
Generator	300 KW	1	ea	2003
Tank, diesel fuel	1000 gal	1	ea	2003
Fencing, Rohn, estimated quantity		270	lf	2002
Backflow device	2-in	1	ea	2003

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Storage Tank, Elevated, Steel (2084)	750,000 gal	1	ea	1994
Foundation Footings (est. qty)		75	cy	1994
Butterfly Valve, C.I.	30-in.	1	ea	1994
Valve, Swing Check	30-in.	1	ea	1994
Altitude Valve, C.I.	10-in.	1	ea	1994
Gate Valve, C.I.	10-in.	1	ea	1994
Valve Pit, concrete	10' X 20'	1	ea	1994
Cathodic Protection with rectifier		1	ea	1994
Fence, Chain-link, with 3-strand barbwire top (est. qty)	7-ft	480	lf	1994
Storage Tank, Elevated, Steel (999)	500,000 gal	1	ea	1958
Foundation Footings (est. qty)		75	cy	1958
Valve, Swing Check	12-in.	1	ea	1958
Altitude Valve, C.I.	8-in.	1	ea	1958
Gate Valve, C.I.	12-in.	1	ea	1958
Gate Valve, C.I.	8-in.	1	ea	1996
Valve Pit, concrete	6' X 12'	1	ea	1958
Cathodic Protection with rectifier		1	ea	1996
Anodes	1-in. X 9-in.	64	ea	1996
Fence, Chain-link, with 3-strand barbwire top (est. qty)	7-ft	420	lf	1996
Storage Tank, Elevated, Steel (912)	500,000 gal	1	ea	1983
Foundation Footings (est. qty)		75	cy	1983
Butterfly Valve, C.I.	10-in.	1	ea	1983
Butterfly Valve, C.I.	6-in.	1	ea	1983
Valve, Swing Check	10-in.	1	ea	1983
Altitude Valve, C.I.	10-in.	1	ea	2000
Cathodic Protection with rectifier		1	ea	1983
Fence		445	lf	2003

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Storage Tank, Elevated, Steel (175)	500,000 gal	1	ea	1947
Foundation Footings (est. qty)		75	cy	1947
Gate Valve, C.I.	8-in.	1	ea	2001
Cathodic Protection with rectifier		1	ea	1991
Fence, Chain-link, with 3-strand barbwire top (est. qty)	7-ft	400	lf	1991
Cathodic Protection				
Anode		64	ea	1996
Anode		12	ea	1984
Structures				
Water Shop Building (Bldg 201)	Modular	1,040	sf	2003
HOUSING				
Copper Pipe	0.75-in.	22,400	lf	1985
PVC Pipe	0.75-in.	150	lf	1974
PVC Pipe	1-in.	260	lf	1988
PVC Pipe	1.25-in.	1,545	lf	1981
PVC Pipe	2-in.	280	lf	1981
PVC Pipe	4-in.	280	lf	1978
PVC Pipe	6-in.	10,010	lf	1995
Cast Iron Pipe	1.25-in.	150	lf	1991
Cast Iron Pipe	2-in.	220	lf	1957
Cast Iron Pipe	6-in.	37,340	lf	1957
Cast Iron Pipe	8-in.	2,580	lf	1957

TABLE 1
Fixed Inventory
Water System Robins AFB

Component	Size	Approximate Quantity	Unit	Approximate Year of Construction
Cast Iron Gate Valve	2-in.	4	ea	1970
Cast Iron Gate Valve	4-in.	2	ea	1995
Cast Iron Gate Valve	6-in.	360	ea	1970
Cast Iron Gate Valve	8-in.	20	ea	1957
Fire Hydrants	4.5-in.	100	ea	1970

C.I. = Cast Iron
cy = cubic yards
Dia. = diameter
ea = each
Est. = estimated
gal = gallons
hp = horsepower

In. = inch
lf = linear foot
KW = kilowatts
PVC = polyvinyl chloride
Qty. = quantity
sf = square feet

J3.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Water System Robins AFB

Qty	Item	Make/Model	Description	Remarks
There are no specialized vehicles or tools included with the system to be privatized				

J3.2.3 Water System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system. The Government makes no warranty or guarantee regarding accuracy or fitness for intended use.

TABLE 4
Manuals, Drawings and Records
Water System Robins AFB

Qty	Item	Description	Remarks
1 set	Drawings	Base Comprehensive Plan G-Tab for the Water Distribution System, 1:200 scale drawings, one for each Base Map Grid, dated 30 April 2001	
1 set	Drawings	Base Comprehensive Plan G-Tab for Cathodic Protection Systems, 1:200 scale drawings, one for each Base Map Grid, dated 30 April 2001	
	O&M Manuals	Inspection logs, contingency plans, procedures, construction and architectural standards will be made available for copy, to the Contractor.	
	Equipment Manuals	Where available, manuals for installed equipment will be transferred with the system.	

J3.3 Specific Service Requirements

The service requirements for the Robins AFB water distribution system are defined in Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Robins AFB water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- The Contractor shall provide daily meter readings for all water wells and the Golf Course meters located at Oak Street and Officers Circle. Golf Course meter readings shall be provided daily to 78 CES/CEU. All other meter readings shall be provided monthly. Daily and monthly meter readings shall be included in the monthly Meter Reading Report (paragraph J3.6).
- In addition to GA EPD and US EPA record keeping and requirements, the Contractor shall be required to prepare and maintain the Air Force Water Utility Log (General) (1461).
- The Contractor shall keep meter books with monthly (or daily as applicable) consumption and demand (if applicable) for each meter reading. Meter books shall also include the building address or facility number, meter number, previous month (or day as applicable) readings, current month (or day as applicable) readings, multiplier for each meter, total monthly consumption by meter, points of contact for meter questions, and procedures for converting meter readings into consumption (including multipliers).
- Contractor shall be responsible for all maintenance, calibration and yearly testing of all water meters in accordance with AWWA standards.
- The Contractor shall test and maintain the emergency generators included with each water well. Minimum testing and maintenance levels are defined by manufacturer standards or Base Maintenance Action Sheet No. 107, Well Pump Engine, whichever is

more stringent. The Contractor is also responsible for purchasing fuel used by the backup generators.

- The Contractor shall own, operate and maintain obstruction lighting on water towers.
- The Government shall retain ownership of airfield beacon lighting, antennas, sensors (SCADA), and other communications, navigational aid, radar, emergency warning, and associated ancillary equipment on water towers. The Government will maintain the beacon lighting, antennas, and other communications, navigational aid, radar, emergency warning, and associated ancillary equipment. IAW the Right of Way, the Contractor shall allow the continued fixture of these systems to the towers as well as unrestricted Government access to this equipment.
- The Government shall retain ownership of the sensors, communications, and other equipment associated with the SCADA system. The SCADA system may be used by the Government to monitor water facilities. The Government will maintain the sensors, antennas, and other communications, and associated ancillary equipment. Contractor may purchase, install, operate, and maintain a SCADA system.
- The Contractor shall operate and maintain the cathodic protection system for each water storage tank. Minimum testing and maintenance standards for cathodic protection shall be according to National Association of Corrosion Engineers (NACE) standards. The Contractor shall test each water storage tanks' cathodic protection system monthly. Contractor shall make any repairs or adjustments necessary to ensure readings within acceptable limits. This will be performed by a NACE certified technician.
- The Contractor shall prepare an annual report documenting the condition of the cathodic protection system in accordance with NACE standards for each water storage tank. A copy of the report shall be provided to the Contracting Officer, or other representative(s) as designated by the Contracting Officer. Annual reports shall be provided by the 30th day of each year for the previous year.
- The Contractor shall be responsible for all maintenance on water towers to include exterior and interior inspection and painting in accordance with AWWA standards. The Contractor shall coordinate with the Base Civil Engineer before painting any water storage tanks. Exterior paint shall be compatible with the Base color scheme.
- IAW Paragraph C.5.1.3, Roads are not to be cut without permission of Base Civil Engineer, Chief Engineering Division or higher. The standard is to bore or jack conduits and pipes under roads versus cutting the pavement. Jack and bore is the preferred method for provision of new utility lines under existing pavement. However, consideration will be given to cutting existing pavement and trenching during the building of the project requirements/project programming; especially for Military Family housing. The Execution method determined during the Design Phase must also consider project cost impacts, age and condition of existing pavement, mission impacts/cost avoidance, urgency of need, weather, and land ownership of areas which border Air Force property (e.g., School Zone, etc).
- The Contractor shall comply with the Robins AFB Wellhead Protection Program. Information regarding the program is available in the technical library.

- Upon reasonable request and with reasonable notice from the Base Civil Engineer, the Contractor shall provide escorted tours to provide instruction and demonstration of the water distribution system operations, maintenance and construction. The water distribution system includes valves, gauges, pipes, wells, storage tanks, and other water distribution system devices, and the Contractor's shop(s) and storage areas. Disagree, this is a part of daily life.
- The Contractor shall maintain a minimum main distribution pressure of 40 psig for fire protection purposes. Prior to beginning any work, the Contractor shall coordinate with the Civil Engineer Service Call Desk and the Fire Department for any change to the water distribution system that may affect fire protection.
- The Contractor shall coordinate replacement or changes to fire hydrants with the Base Fire Department. The Contractor shall use flush mount fire hydrants along runways, taxiways, ramps, aircraft parking aprons, and aircraft hangers, as specified in the Base design standards. Above ground fire hydrants shall be painted to match the Base color scheme. Isolation valves shall be installed with all new and replacement fire hydrants.
- The Contractor shall perform flow testing and maintenance of fire hydrants and water lines IAW National Fire Protection Association standards. Contractor shall also perform flow testing on as required basis for design purposes, not to exceed an average of one per month.
- The Contractor shall provide water treatment as a part of the distribution service. Current treatment includes chlorination, fluoridation, and lime and phosphate addition. Treatment shall be IAW applicable federal, state, and local rules and regulations. The Contractor shall provide the Contracting Officer with a copy of any and all testing information and reports related to the water distribution system that are submitted to any agency. The Contractor shall provide copies to the Government concurrently with submittal to any agency. Water service to supply Steam Plant Number 1 and chillers in Building 177 shall be untreated raw water. All other water provided to Building 177 shall be treated. CE Comments.
- The Contractor shall test water for chlorine (cl2), ph, fluoride residual, and bacteria at the Child Care Center weekly. The Contractor shall report sample results monthly IAW paragraph J2.6.
- The Contractor shall coordinate with Georgia EPD and Robins AFB prior to making any changes to the water treatment process.
- The Water Treatment Plant must be maintained 24 hours a day, 7 days a week by a certified operator on each shift who holds a valid Georgia certification in accordance with the withdrawal permit issued by the State of Georgia. The person in charge of the water plant must have a valid certification in accordance with water system classification equal to or higher in accordance with the water withdrawal permit. A copy of the permit is available in the technical library.
- IAW Paragraph C.9, Coordination of Work, the Contractor shall coordinate planned outages using the Civil Engineer Outage Form.

- IAW Condition C of Attachment 1 to the ROW, the Contractor shall follow the Base digging permit process. The Contractor shall obtain all necessary authorizations, permits and line locates prior to performing any excavations on Base.
- In addition to Section 8 of the ROW, the utility contractor (grantee) shall repair at no cost to the Government any utilities improperly marked by the contractor and subsequently damaged as a result of the incorrect marking by other contractors or Government organizations working in the area. Property damaged by the contractor in the conduct of his business shall be corrected in accordance with ROW section 8.
- The Contractor shall support the Base digging permit process by routinely accepting and promptly processing digging permit requests which may impact on the integrity of the Contractor's utility system and/or the safety of the requestors. The Contractor shall be a participant of the Base digging permit process and shall attend any meetings called in support of the process. Contractor shall be responsible to locate and mark their utilities in the affected areas. The digging permit process involves weekly attendance at the scheduled meeting and subsequent appointments for location and marking of utilities throughout the week.
- The Contractor shall comply with the Robins AFB Excavation Plan for the Industrial Area. The Contractor shall be knowledgeable of and in compliance with the Plan's requirements at all stages of any excavation in the areas covered by the Plan.
- IAW Section 12 of the ROW, the Contractor is responsible for all supporting utilities that may be required to own, operate and maintain the utility system subject to privatization. For example, electricity is needed to power substation lighting. Supporting utilities are defined as the supply of electricity, natural gas, water, or wastewater collection, and any infrastructure or materials necessary to connect to the supply of electricity, natural gas, water, or wastewater collection. The Contractor shall coordinate with the Robins AFB Civil Engineer and the Contracting Officer for any supporting utilities to be provided by the Government.
- The Contractor shall enter into a Memorandum of Understanding (MOU) with the Base Fire Department for fire protection of all facilities included in the purchase of the utility. The MOU shall be completed during the transition period and a copy provided to the Contracting Officer.
- The Contractor shall abide by Base fire protection requirements. The utility system purchased by the Contractor includes facilities. These facilities may or may not include fire alarm systems. Where required by federal, state or local regulation, the Contractor shall maintain the fire alarm system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- IAW Paragraph C.9.8, Exercises and Crisis Situations Requiring Utility Support, the Contractor shall provide support as directed by Base Civil Engineer Control Center for exercises and crisis situations.
- The Contractor shall ensure that employees understand, implement and enforce Force Protection Condition (FPCON) requirements specified in AFI 10-245. The Contractor is

advised that FORCE PROTECTION conditions vary and that these changes may cause delays in access to Robins AFB. These conditions are outlined in the Robins AFB FPCON Checklist. This checklist will be available in the technical library. The Contractor will plan accordingly to provide uninterrupted support. Compliance with and staffing in support of FORCE PROTECTION condition changes shall not result in service charge adjustments to the contract.

- IAW Section 8 of the ROW, the Contractor shall maintain existing security mechanisms (i.e. locks, fences) to protect the utility systems. The security mechanisms should prevent tampering and sabotage. Should the Contractor become aware of any suspicious incident, security breach or act of sabotage at or against the utility system, or any of its associated facilities, they will immediately contact the 78th Security Police Squadron and 78th Civil Engineer Squadron.
- Due to heightened security concerns on military installations, all Contractor and subcontractor personnel who must enter Robins AFB to perform this contract must undergo a background check. Background checks will be conducted using the following information: name, drivers license number, social security number, and date of birth. These procedures are considered permanent. Any Contractor or subcontractor employee that does not consent to this background investigation will not be allowed access to Robins AFB. Additionally, access to RAFB is governed by specific procedures contained in RAFB SFOI 31-8, this operating instruction has specific instructions on how employees are to be granted access to RAFB. This document will be available for review in the technical library. Any derogatory information resulting from the investigation, or which otherwise becomes known to the contracting officer, may also result in such individuals being prevented from entering the installation. However, nothing in this requirement shall excuse the Contractor from proceeding with any resulting contract as required.
- The Contractor shall ensure their employees, and those of their subcontractors, have the proper credentials allowing them to work in the United States. Employees must have valid Social Security Cards. Non-US Citizens must have current and valid permission from the Bureau of Immigration and Naturalization. Persons found to be undocumented or illegal aliens will be remanded to the proper authorities. The Contractor shall not be entitled to any compensation for delays or expenses associated with complying with the provisions of this requirement. Contractor personnel and their subcontractors must identify themselves as Contractors or subcontractors during meetings, telephone conversations, in electronic messages, or correspondence related to this contract. Contractor occupied facilities on Robins AFB such as offices, separate rooms, or cubicles must be clearly identified with Contractor-supplied signs, name plates or other identification, showing that these are work areas for Contractor or subcontractor personnel.
- Material Deliveries: All Contractor and subcontractor deliveries to Robins AFB shall be made using Gate 4 (Truck Gate). Deliveries made when Gate 4 is not open shall be coordinated in advance with the Security Police Forces. To gain entry, the driver must have a valid drivers license rated for the vehicle being driven, proof of insurance, social security number, and the name and phone number of the person charged with receiving

the delivery. In some cases, an escort may be required to assist drivers in completing their deliveries. Cost of escorts shall not be borne by the government. Drivers are required to exit the base as soon as practical after completing the delivery. After notification, Contractor shall respond (onsite) to emergency service requests as soon as possible but within 45 minutes for the facilities listed in Annex H to the *Base Civil Engineer Contingency Response Plan, April 2002*. The Contractor's representative that responds shall be knowledgeable of the utility system and the Contractor's Service Interruption/Contingency Plan. The representative shall be able to assess damages and estimate the time it will take to make temporary or full-service repairs. For all other reported outages the Contractor shall respond as soon as possible but in no event in excess of the response times stated in section C.8. IAW Paragraph H.6, Rights of the Government to Perform Function with Its Own Personnel, the government reserves the right to substitute or supplement the Contractor's efforts during emergency situations where the Contractor's failure or inability to perform is beyond the Contractor's control and without the Contractor's fault or negligence. In this situation, the Contractor would not be held responsible for costs incurred by the government. However, the Contractor could be held financially responsible if the government substitutes or supplements the Contractor's efforts during emergency situations and the Contractor's failure or inability to perform was the result of the fault or negligence of the Contractor.

- The monthly credit to the Government for delayed response times shall be proposed (L.9.6.5), evaluated (M.4.6.4), and any actual credit calculated based on the definition of response time as: initial response by the knowledgeable representative, repair crew response, condition downgrade, and service restoration as described in section C.8 and/or attachment section J.1.3.
- The Contractor shall notify WR-ALC/SEG (Safety Office) and the Contracting Officer, or a designated Government Representative (GR) within one (1) hour of all mishaps or incidents at or exceeding \$2,000 (material + labor) in damage to DOD property entrusted by this contract. This notification requirement shall also include physiological mishaps/incidents. A written or e-mail copy of this mishap/incident notification shall be sent within three calendar days to the GR, who will forward it to WR-ALC/SEG (Safety Office). For information not available at the time of initial notification, the Contractor shall provide the remaining information not later than 20 calendar days after the mishap, unless extended by the Contracting Officer. Mishap notifications shall contain, as a minimum, the following information:
 - (a) Contract, Contract Number, Name and Title of Person(s) Reporting
 - (b) Date, Time and exact location of mishap/incident
 - (c) Brief Narrative of mishap/incident (Events leading to accident/incident)
 - (d) Cause of mishap/incident, if known
 - (e) Estimated cost of mishap/incident (material and labor to repair/replace)
 - (f) Nomenclature of equipment and personnel involved in mishap/incident
 - (g) Corrective actions (taken or proposed)

(h) Other pertinent information.

- If requested by Government Personnel or designated government representative, the Contractor shall immediately secure the mishap scene/damaged property and impound pertinent maintenance and training records, until released by the WR-ALC Safety Office. Also, the Contractor and their subcontractors shall cooperate fully and assist government personnel until the investigation is finalized and closed out. Safety requirements listed in this package that do not relate to the Contractor's operations or services shall be considered self-deleting as mutually agreed by the Contractor and the Contracting Officer.
- The Contracting Officer is the only individual authorized to incur Government obligations and to make changes to contracts. The Administrative Contracting Officer (ACO) may make certain obligations and changes as provided by the Federal Acquisition Regulation part 42.302 (and supplements) or as may be specifically designated in writing by the Procuring CO. The Contracting Officer's Technical Representative (COTR), if designated, is strictly limited to the authority described in the designation letter executed by the CO. The Installation Commander's duly authorized representative is strictly limited to the tasks described and under no circumstance is authorized to incur additional obligations on behalf of the Government. The Defense Energy Support Center (DESC) is the procuring agent, and after appropriate post-award contract management transition, the Contracting Directorate, Warner Robins Air Logistics Center, shall assume the procuring and administration contracting authority.
- IAW Condition F of Attachment 1 to the ROW, the Contractor shall be responsible for grounds maintenance of all areas within the boundaries of the ROW in accordance with base standards.
- IAW ROW, the Contractor shall not deliberately injure or kill protected species of wildlife (i.e., non-domesticated animals) without permission from the Contracting Officer, or other representative(s) as designated by the Contracting Officer.
- IAW Condition J of Attachment 1 to the ROW, the provisions of ROW Sections 15, 17 and 18 also cover sites identified under the Resource Conservation Recovery Act (RCRA) Corrective Action and the Georgia Environmental Protection Division Underground Storage Tank (UST) program.
- An EBS was completed in 1999 for the Water Distribution System (see ROW, Exhibit C). In accordance with Air Force Policy, if the Air Force requires the Contractor to conduct an EBS during the transition period, the cost of the EBS will be paid by the Air Force. However, if such a document is required and prepared upon expiration, termination, or abandonment of the Right-of-Way, the Grantee will prepare another EBD, in accordance with the Grantor's standards and requirements, and the Grantor and the Grantee will share the cost of the survey equally. The Government will not be liable for the cost of an EBS that is not specifically authorized by the Contracting Officer.
- The Contractor shall not perform alterations to any building or structure deemed to be eligible or potentially eligible for placement on the National Register of Historic Places until approved by said officer.

J3.4 Current Service Arrangement

Robins AFB pumps water using on-base water wells completed into the Blufftown Aquifer. Currently, the Base does not receive any water from off-base sources; however, the Base may enter into agreements in the future to purchase potable water from other sources.

The Georgia Environmental Protection Division (EPD) issued Robins AFB a permit to withdraw groundwater from the Blufftown Aquifer (Permit No. 0760009). The permit allows the Base to withdraw a monthly average of 5,010 kGal per day, or a yearly average of 3,870 kGal/day. This permit is not included with the water distribution system being privatized and will be retained by the Government. IAW Paragraph C.3.5, the water resources supply is not included in this contract.

Robins AFB's water wells have the capacity to pump approximately 8,800 kGal/day. A new well (to be brought on line in 2003) will pump approximately 1,400 kGal/day. This will increase the Base's total pumping capacity to more than 10,200 kGal/day.

Robins AFB water distribution system is considered a "public water system." The Georgia EPD issued Robins AFB a permit (No. CG1530042) authorizing the Base to operate a "public water system." Georgia EPD regulations include provisions that would allow for a permit transfer. In effect, the process would entail Robins AFB surrendering its permit to the Georgia EPD and the Contractor submitting a request to the Georgia EPD to transfer the surrendered permit. IAW paragraph C.3.1, the Contractor shall obtain and maintain any and all licenses, permits, or certifications necessary to own, maintain and operate the water distribution system. Contractors are hereby on notice there may be limiting factors in obtaining permits to perform the work described herein and are strongly advised to ensure that necessary permits can be obtained in a reasonable time in the event a contract is awarded. The Government shall not be liable for reimbursement of bid and proposal costs or additional contract costs in the event a permitting authority refuses for any reason to issue the necessary permits.

The estimated peak demand for water is 89,500 kGal per month. The highest recorded peak demand was 5,700 kGal/day, which occurred in May 2001. Based on historic data, the estimated average demand during the summer is 2,900 kGal/day. Robins AFB reserves the right to control, as base missions dictate, water withdrawal flow rates, on-line pumps, and to temporarily shut down any well as required.

J3.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3. The government makes no warranty or guarantee regarding serviceability or fitness for intended use.

J3.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J3.6 below.

TABLE 5
Existing Secondary Meters
Water System Robins AFB

FACILITY ID	CUSTOMER	COMMENT
8451	Water Well #1	10-in. Magnetic Meter
8455	Water Well #5	8-in. Magnetic Meter
8458	Water Well #8	8-in. Magnetic Meter
8466	Water Well #16	12-in. Magnetic Meter
8467	Water Well #17	12-in. Magnetic Meter
2020	Water Well #18	12-in. Magnetic Meter
8454	Water Well #19	12-in. Magnetic Meter
	Golf Course	4 Meters (est. two 4-in. and two 1-in.)
	Burger King	Est. 1-in.
	Commissary	Est. 2-in.

J3.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J3.6 below.

TABLE 6
New Secondary Meters
Water System Robins AFB

Meter Location	Meter Description
Sanitary Treatment Plant No. 1	Potable water use
Industrial Treatment Plant No. 1	Potable water use
Industrial Treatment Plant No. 2	Potable water use
Combustion Turbine Plant	Potable water use

J3.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

Name: WR-ALC/EMQ

Address: 455 Byron Street, Suite 465, Robins AFB, GA 31098-1860

Phone number: (478) 926-1197 ext 150

Name: 78AMD/SGPB

Address: Street,, Robins AFB, GA 31098

Phone number: (478) 926-1197 ext 150

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

Name: WR-ALC/EMQ

Address: 455 Byron Street, Suite 465, Robins AFB, GA 31098-1860

Phone number: (478) 926-1197 ext 150

4. Child Care Center Water Quality Report. The Child Care Center Water Quality report shall show the results of the weekly sampling and analysis performed the specific service requirement identified in paragraph J2.3. The Contractor's report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Reports shall be submitted by the 15th of each month for the previous month. Child Care Center Water Quality reports shall be submitted to:

Name: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

Name: WR-ALC/EMQ

Address: 455 Byron Street, Suite 465, Robins AFB, GA 31098-1860

Phone number: (478) 926-1197 ext 150

Name: 78AMD/SGPB

Address: Street, Robins AFB, GA 31098

Phone number: (478) 926-1197 ext 150

5. Other reports required by regulatory authorities and identified in this attachment shall be submitted to:

Name: WR-ALC/PKOS

Address: 235 Byron Street, Robins AFB, GA 31098-1611

Phone number: (478) 926-3666

Name: 78CES/CEAE

Address: 775 Macon Street, Robins AFB, GA 31098-2077

Phone number: (478) 926-5820 ext 172

Name: WR-ALC/EMQ

Address: 455 Byron Street, Suite 465, Robins AFB, GA 31098-1860

Phone number: (478) 926-1197 ext 150

Name: 78AMD/SGPB

Address: Street, Robins AFB, GA 31098

Phone number: (478) 926-1197 ext 150

J3.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

- There are no water conservation projects associated with the system to be privatized.

J3.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the [Robins AFB main base](#) boundaries.

J3.9 Off-Installation Sites

No off-installation sites are included in the sale of the Robins AFB water system.

J3.10 Specific Transition Requirements

IAW Paragraph C.17, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water System Robins AFB

Location	Description
N/A	There are no service connections or disconnections required for the system to be privatized

J3.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Robins AFB water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AC.

TABLE 8
System Deficiencies
Water System Robins AFB

Project Location	Project Description
N/A	There are no government-recognized system deficiencies for the system to be privatized

